

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-18375 - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-18374) to a SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-18376) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site, if approved.

Public Works

4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Contact the City Engineer's Office to coordinate the development of this project with the "Coran Rancho Vegas Sewer Rehabilitation" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from: R-E (Residence Estates) to C-1 (Limited Commercial) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard. The subject site will be contiguous among similar development. In addition, to the west is the intersection of Decatur Boulevard and Lake Mead Boulevard which contain developments that are predominantly the same or higher in intensity than the proposed use. Therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/25/07	The Planning Commission recommended approval of companion items GPA-18374 and SDR-SDR-18376 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #5/jm).
<i>Pre-Application Meeting</i>	
10/09/06	A pre-application meeting was held. The applicant was informed their retail establishment proposal would require a General Plan Amendment, a Rezoning and a Site Development Plan Review. In addition, the applicant was informed that this application would require a neighborhood meeting. Submittal requirements were noted.
<i>Neighborhood Meeting</i>	
12/19/06	A neighborhood meeting was held at 5:30 PM at the Texas Casino Boardroom, 2101 Texas Star Lane. No members of the public attended.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.79

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-E (Residence Estates)
North	Single Family Residential	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)
South	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	C-1 (Limited Commercial)	SC (Service Commercial)	R-CL (Single-Family Compact-Lot)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Airport Overlay (70 Feet)	X		Y
Trails	X		Y
Pedestrian Path	X		Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

ANALYSIS

The request is for a Rezoning from General Plan Amendment from R-E (Residence Estates) to C-1 (Limited Commercial) The subject site is currently vacant. The proposed C-1 (Limited Commercial) zone would be in conformance to the General Plan with approval of the related General Plan Amendment (GPA-18374).

Although there are single family residential uses adjacent to the site, to the west is the intersection of Decatur Boulevard and Lake Mead Boulevard which contain developments that are predominantly the same or higher in intensity than the proposed use. They are also buffered by the development's proposed landscaping and Lake Mead, a 100-foot Primary Arterial to the north of the site, which the site gains access.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The proposal requires a General Plan Amendment (GPA-18374) for the property. The proposed C-1 (Limited Commercial) zone would be in compliance with the proposed SC (Service Commercial) Land Use designation. The General Plan Amendment is supported by staff as a commercial development is considered appropriate for this location.

2. "The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."

The C-1 (Limited Commercial) zone is intended to provide most retail shopping and personal services. As the property is proposed to front Lake Mead Boulevard, a 100-Foot Arterial Right of Way, the subject site will be contiguous among similar development. In addition, to the west is the intersection of Decatur Boulevard and Lake Mead Boulevard which contain developments that are predominantly the same or higher in intensity than the proposed use.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

The growth and development factors indicate a need for commercial development. This project would be a benefit to the areas as it would infill an undeveloped parcel in a mature area of the city.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

Lake Mead Boulevard, a 100-Foot Primary Arterial is sufficient to meet the access needs of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 683 by Planning Department

APPROVALS 0

PROTESTS 0